

Delegated Report		Analysis sheet		Expiry Date:		12/10/2007	
		N/A / attached		Consultation Expiry Date:		04/10/2007	
Officer				Application Number(s)			
Carlos Martin				2007/3620/P			
Application Address				Drawing Numbers			
Lynton House 7 - 12 Tavistock Square London WC1H 9LY				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of disabled access ramps and associated elevational alterations to front and rear entrances and creation of new plant room at rear basement level.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	63	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice displayed between 13/09/07 and 04/10/07 – No response					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: No objection.					

Site Description

The application site is a mid terrace 10-storey office (B1a) block located on the eastern side of Tavistock Square. Although the building is not listed, the adjoining building BMA building is Grade II listed. The site is located within Bloomsbury Conservation Area.

Relevant History

Sep 2007: pp granted for the installation of replacement windows.

Relevant policies

UDP (2006): SD1, SD6; SD8; B1; B3; B4 & B7.

Camden Planning Guidance

Bloomsbury Conservation Area Statement.

Assessment

Planning permission is sought for the formation of disabled accesses to the front and rear entrances and excavation of basement to create new plant room in an office building within a conservation area.

The proposed front entrance would involve the opening of a new door adjacent to the existing main doors of the building and the opening of a gap on the front boundary wall to allow access to the proposed ramp. At the rear, no additional door is proposed. The proposed plant room would be located in the southeast elevation in a basement lightwell replacing existing storage rooms.

The proposal relating to the ramps has been amended in design terms and an originally proposed additional front door has been excluded in order to preserve the appearance of the front elevation of the building. The front ramp has also been amended and made wider to comply with disabled access requirements.

The alterations to the rear should not have any significant impact in the appearance of the building or the character of the conservation area. At the front, the new door would be partly hidden behind the boundary wall and would have the same width and height as the existing window that it would replace. Therefore, it would not be immediately noticed although it would break the symmetry of the façade to some extent. However, given that the alterations are for the purpose of creating a disabled access and given the overall size and context of the whole block, they are considered acceptable and do not harm the appearance of the building nor character of the conservation area..

Both ramps appear to be of suitable gradient and width (1500mm). The front ramp is indicated as being made of glass. There are various detailed design measures that need to be incorporated; these details can be addressed by the Building Regulation process and an informative is added to advise the applicant of the need to consult Building Control Access officer on this.

The acoustic reports in respect of the proposed plant demonstrate that the proposal would comply with Council's standards with regards to noise levels and therefore should not result in an acceptable level of disturbance for neighbouring residents. The closest residential house is located over 50m away from the proposed plants and the estimated noise level generated from the plant would be 5dBA below the current background noise level.

Given all of the aforementioned, it is considered that the proposal would be acceptable in terms of design and relation to the existing building and surrounding Conservation Area and in terms of residential amenity. The application complies with all the relevant policies within Camden RUDP and planning permission is recommended for approval subject to conditions.